

035601

TRANSFER  
TAX  
PAID

Richard P. Knotts and Janice F. Knotts

of 4450 Icard Ridge Rd., Hickory, NC 28601  
being married, for consideration paid,

grant to David G. Spaulding and Kelly M. Chabot <sup>DGS</sup><sub>KMC</sub>  
of 70 Violette Avenue, Waterville, ME 04901

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,  
State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF

Y-9247

Witness our hands and seals this 30th day of November, 1998.

Rachel C. Mahaney  
to both

Richard P. Knotts  
Richard P. Knotts  
Janice F. Knotts  
Janice F. Knotts

THE STATE OF MAINE

Kennebec ss.

November 30, 1998

Then personally appeared the above named Richard P. Knotts and  
Janice ~~of~~ Knotts and acknowledged the foregoing instrument to be  
their free act and deed,

Before me,

Rachel C. Mahaney  
Notary Public

Print Name: Rachel C. Mahaney

My Commission Expires: 06/19/04

52-226

## EXHIBIT A -

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows to wit: Being lot numbered fifteen (15) on plan of Hillcrest made by John H. Burleigh, C. E., dated July 1898 and recorded in Kennebec Registry of Deeds in Plan Book 1, Page 59, to which reference is made for a more particular description and identification of said lot; said premises to be conveyed subject to the restrictions and limitations as stated in the deed of Edmund Warren and James A. Quinlan to J. E. and Johanna Allen dated September 11, 1900 and recorded in said Registry of Deeds, Book 468, Page 519.

ALSO another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit: BEGINNING at an iron pin on the east line of Hillcrest Street at a point ninety (90) feet southerly from the intersection of the east line of Hillcrest Street and the south line of Prospect Street at the northwest corner of land now or formerly of Maurice Flynt; thence southeasterly along said Flynt's north line one hundred eight (108) feet to an iron pin; thence northeasterly ten (10) feet to an iron pin; thence northwesterly and parallel with said Flynt's north line and ten (10) feet distant therefrom one hundred eight (108) feet to an iron pin in the east line of Hillcrest Street; thence southwesterly along the east line of Hillcrest Street ten (10) feet to an iron pin at the point of beginning.

MEANING and intending to convey a parcel of land ten (10) feet wide and one hundred eight (108) feet in depth along said Flynt's north line.

ALSO another certain lot or parcel of land situated in said Waterville County of Kennebec and State of Maine, bounded and described as follows, to wit: COMMENCING at an iron pin located on the easterly side of Hillcrest Street one hundred forty (140) feet, more or less, southerly of the intersection of the south line of Prospect Street and the easterly line of said Hillcrest Street, it being the southwesterly corner of land now or formerly of Maurice Flynt; thence in an easterly direction along the southerly line of said Flynt one hundred eight (108) feet to an iron pin; thence in a southerly direction four (4) feet to an iron pin; thence in a westerly direction to an iron pin located on the easterly side of said Hillcrest Street one (1) foot southerly from the point of beginning; thence northerly along the easterly side of said Hillcrest Street one (1) foot to the point of beginning.

Said premises are subject to the restrictive covenants found in the instrument recorded in the Kennebec County Registry of Deeds in Book 468, Page 519 and reads as follows:

(1) That no house shall be built before 1908 upon said premises costing less than \$800.00. (2) That the front of said house shall be placed and set back not less than 10' from the line of Hillcrest Street provided that steps, windows and porticoes and other projections appurtenant thereto are to be allowed in the reserved space of 10'.

For source of title, reference may be made to deed from L. Dean Rasmussen and Christine A. Rasmussen to Richard P. Knotts and Janice F. Knotts dated June 7, 1986 recorded in the Kennebec County Registry of Deeds, Book 3006, Page 293.

ATTEST: *Thomas David Howe*  
REGISTER OF DEEDS

RECORDED  
11 DEC 1 1986  
AM 10:29